



PREMIER STRATA MANAGEMENT PTY LIMITED

A.B.N. 60 056 277 215

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PLEASE TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF OWNERS OF COMMUNITY ASSOCIATION DP 270051 WILL BE HELD IN THE CAPTAINS CLUB, 247 BURWOOD ROAD, CONCORD ON MONDAY 27 NOVEMBER 2006 COMMENCING AT 7.00 PM.

AGENDA

Note Attendance

Accept proxies and apologies

Determine Quorum

Consider the following motions

MOTIONS

1. That the minutes of the previous General Meeting held be confirmed and adopted.
2. That insurance policy currently in force be confirmed and adopted and that Fidelity Guarantee and Office Bearers Liability be considered and adopted.
3. (a) That the executive committee be elected in accordance with Regulation 4 of the Community Land Management Act, 1989 for the following year.
(b) That a discussion be held on whether or not any limitations be placed on the decision making powers of the executive committee for the following year.
4. That the Annual Statement of Accounts be received and adopted.
5. That consideration be given to independently audit the Annual Statement of Accounts.
6. That a budget be accepted and unit levies determined for the proceeding year.
7. That the owners consider arranging for reports on termite attack or safety concerns around the complex for the purpose of reducing liability.
8. That this meeting supported the actions that the Executive Committee has been taking to discourage residents parking illegally on the roadway, in the car wash bays and in visitors parking spaces and directs the committee to continue:
 - Placing notices on vehicles.
 - Having the Managing Agent send letters and issue Section 13A Notices.
 - Where necessary, initiating Mediation Proceedings, Adjudication Orders of Hearings before the Tribunal.
9. That in order for the PLCA to carry out its function, it is a condition of election as a Strata representative that the representative be willing to have the name, address and at least one telephone number published to other members and the Managing Agent and placed on the notice board/s of their own Strata.
10. Discussion of general business:
 - Request for volunteers from the strata representatives to water the garden areas.

** Should any owner have any questions concerning the accounts accompanying this notice of meeting, please telephone the office prior to the meeting to enable your query to be satisfactorily addressed and to ensure the meeting is not delayed. The budget and levy recommendations however are for discussion at the meeting.

** Should you be unable to attend the meeting please sign and return the attached proxy form for the convenience of the owners attending.

** All levies should be paid to date for your vote to be valid at the meeting.